

UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: Betty L. Martin

Debtor(s)

KeyBank N.A. as s/b/m to First Niagara Bank N.A.,

Movant

v.

Betty L. Martin

Respondent(s)

and

Robert H. Slone, Trustee

Additional Respondent

BK. NO. 20-20152 CMB

CHAPTER 7  
Related to Docket # 80

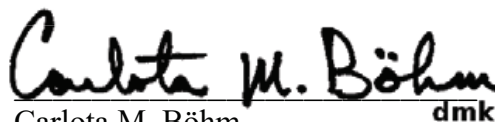
**ENTERED BY DEFAULT**

**ORDER MODIFYING SECTION 362 AUTOMATIC STAY**

AND NOW, this 10<sup>th</sup> day of August, 2021, at Pittsburgh, upon Motion of KeyBank N.A. as s/b/m to First Niagara Bank N.A., it is

**ORDERED THAT:** The Automatic Stay of all proceedings, as provided under Section 362 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Section 362, is granted and modified with respect to the subject premises located at 4 Mayflower Drive, Uniontown, PA 15401 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.

FILED  
8/10/21 3:45 pm  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPA

  
dmk

Carlota M. Böhm  
Chief United States Bankruptcy Court Judge

In re:  
Betty L. Martin  
Debtor

Case No. 20-20152-CMB  
Chapter 7

## CERTIFICATE OF NOTICE

District/off: 0315-2  
Date Rcvd: Aug 10, 2021

User: dsaw  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

| Symbol | Definition   |
|--------|--|
| +      | Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP. |

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 12, 2021:

| Recip ID | Recipient Name and Address                                     |
|----------|--|
| db       | + Betty L. Martin, 4 Mayflower Drive, Uniontown, PA 15401-5224 |

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 12, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 10, 2021 at the address(es) listed below:

| Name                                | Email Address   |
|-------------------------------------|---|
| Daniel R. White                     | on behalf of Debtor Betty L. Martin sheila@zeblaw.com;r63228@notify.bestcase.com;elisa@zeblaw.com;gianna@zeblaw.com |
| Maria Miksich                       | on behalf of Creditor KeyBank N.A. as s/b/m to First Niagara Bank N.A. mmiksich@kmlawgroup.com                      |
| Office of the United States Trustee | ustpregion03.pi.ecf@usdoj.gov   |
| Robert H. Slone, Trustee            | robertslone223@gmail.com rslone@pulsenet.com;pa07@ecfbis.com  |
| Robert H. Slone, Trustee            | on behalf of Trustee Robert H. Slone Trustee robertslone223@gmail.com, rslone@pulsenet.com;pa07@ecfbis.com          |
| Sarah Elizabeth Connelly            | on behalf of Debtor Betty L. Martin Sarah@zeblaw.com  |

District/off: 0315-2

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Date Rcvd: Aug 10, 2021

Form ID: pdf900

Total Noticed: 1

janet@zeblaw.com;sheila@zeblaw.com;connelly.sarahr63228@notify.bestcase.com

TOTAL: 6